

MINUTES OF BRADDAN PARISH COMMISSIONERS

Held at the Commissioners' Office, Close Corran, Union Mills at 2pm on Thursday 1st
December 2022

In Attendance

Mr A C R Jessopp Chairman
Mr A Morgan
Mr J Quaye
Mr P Scott
Mr J C Whiteway Clerk
Mis M J Radcliffe Deputy Clerk

22/544 Apologies for absence

Apologies for absence were received from Mr Mellon who was unable to attend the meeting.

22/545 Declaration of Interest

There were no Declarations of Interest received.

22/546 Issue of Summons / Agenda

It was noted that all members had received the Summons/Agenda at least three clear days before the date of the meeting.

22/547 Deferral of Matters on the Agenda to Private

It was **unanimously resolved** to defer Item 11 - Tenancy Agreement for signing to Private.

22/548 Minutes of previous Meeting

The Minutes of the Public Meeting held on 17 November 2022 were **unanimously approved** as a correct record of proceedings.

22/549 Matters Arising

i) Vehicle Test Centre Lighting: Minute 22/501

It was **unanimously resolved** to note that the Clerk would be raising the matter with the Department of Infrastructure.

ii) Dilapidated Property - Croit Bane, Lhergy Cripperty: Minute 22/509

It was **unanimously resolved** to note that action to obtain Letters of Administration would progress following the receipt by the advocate of a signed copy of the Minutes of the Commissioners meeting of 17th November.

22/550 Questions from Members of the Public

There were no questions from Members of the Public.

22/551 Matters for Consideration from Section 2

There were no Matters from Consideration from Section 2.

22/552 Chairman's announcement

There was no Chairman's announcement.

22/553 Environmental Issues

There were no Environmental Issues.

22/554 Mullen Doway – Update

It was **unanimously resolved** to note the spreadsheet previously circulated by the Clerk listing the matters that were being addressed by the contractor.

22/555 The Roundhouse – Update

It was **unanimously resolved** to note the following matters:

- A representative from Manx Care had been advised that the Authority would like to enter into a suggested joint funding arrangement relating to the construction of an access to the site via Ballaoates Road. The Clerk had been advised that the matter was to be further discussed at Manx Care senior management level.
- In the light of the decision to progress with the road access, a traffic management survey was to be undertaken by Bryan G Hall, Consultant Civil and Transportation Engineers. The report would form part of the planning application that needed to be submitted.
- The Clerk reported that he had been advised that planning approval was required for the erection of the play equipment. The Chairman asked that the opinion of the Director of Planning should be sought given that a playground had been shown in the approved application in 2018. It was the Chairman's opinion that the issued should simply be dealt with as a reserved matter rather than requiring a full planning application.
- The Clerk would be contacting the larger businesses in the Parish to ask if they wished to sponsor any pieces of equipment in the play area.
- A site meeting was to be arranged when the "curtain wall" had been installed.
- A press release was to be issued shortly as part of the marketing exercise.

22/556 Lewin – Bankruptcy

There were no matters for consideration.

Section 1

22/557 Invoices for approval

It was **unanimously resolved** to approve the following invoices in excess of £2k that required the authorisation of the Board:-

Itex (IOM) Ltd – Supply of IT hardware & labour – £10,646

McGarrigle Architects Ltd – Reroofing & replacement windows & external doors – Coronation & Jubilee Terrace - £5787

Kay Associates Ltd – The Roundhouse - £5934

Department of Infrastructure – Energy from Waste Plant charges – October £17,020

Evolution Accounting Ltd – Internal Audit Fees 2022/2023 - £3270

Cedar – The Roundhouse - Valuation no.17 - £584,342

22/558 Transfer of functions – Removal of moss from pavements

Consideration was given a report from the Clerk relating to the transfer of various highway functions from the Department of Infrastructure to local authorities in 2015.

The report focused on the maintenance of pavements in particular the responsibility for the removal of moss. The issued had been raised because there had been excessive moss growth which was causing pedestrians problems in various areas of the Parish.

The Clerk detailed the functions that had been transferred to local authorities in 2015 and suggested that this function related to pavement maintenance which had been excluded from the transfer agreement.

It was **unanimously resolved** to raise the matter with the Department of Infrastructure.

22/559 Applications for the post of Centre Manager

The Board considered applications from six people who were interested in the position.



It was **unanimously resolved** to invite all candidates to an interview on 13th December 2022.

22/560 Bank of Land at rear of Mullen Doway

It was **unanimously resolved** to note the receipt of the signed and registered legal title documents for the land.

22/561 ECAS Agreement - Executed document

It was **unanimously resolved** to note the receipt of the executed Agreement by five authorities, Douglas, Onchan, Braddan, Santon and Garff to form an eastern civic amenity site committee to oversee the operation of the domestic waste disposal and recycling facility.

22/562 The Roundhouse 10 year contracts

The Clerk advised that after issuing a draft contract to the prospective tenants, a number of generic queries had been raised.

It was **unanimously resolved** to advise the tenants on the following matters:

1. The rent due for their Unit would be subject to VAT.
2. There was no requirement for a guarantor
3. The responsibility for supply and maintenance of fire extinguishers lay with the Authority not the tenant

22/563 Department of Infrastructure – Meeting with Minister

It was **unanimously resolved** to accept the offer by Mr Chris Thomas MHK, the Minister for the Department of Infrastructure, to meet and the Clerk was to arrange a date in February.

22/564 Snugborough Flats - railings

It was **unanimously resolved** to ratify the decision given to the Clerk by email from the Commissioners, for the installation of replacement balcony railings at Snugborough Flats by Pro-Fab Ltd

22/565 Street Lighting Repairs – Quotations – Manx Utilities

It was **unanimously resolved** to ratify the decision given to the Clerk by email from the Commissioners for the repair of lighting installations at Braddan Road, Jubilee Oak and Strang Road at a cost of £3461.

22/566 Draft Estimates 2023/2024 (for circulation at the meeting)

It was **unanimously resolved** to note the document which had been circulated prior to the meeting scheduled for 15th December 2022.

22/567 Fly tipping – Coronation Terrace

Consideration was given to a report from the Community Warden relating to an incident of fly tipping at Coronation Terrace.

It was noted that the offender had been identified and the problem rectified.

It was **unanimously resolved** to inform the Community Warden that, in these circumstances, a fixed penalty fine would not be imposed, but a stiff warning letter would be issued to the offender,

22/568 Memorial Hall Office - Grotto

Consideration was given to a report from the Community Warden in relation to a temporary structure erected on the Memorial Hall lawn by Mr Babb the tenant of the office in the Hall.

It was felt that the structure was of poor quality which did not reflect well on the Authority and it was **unanimously resolved** to instruct Mr Babb to remove the structure

immediately,

Planning

22/569 Planning Applications

It was **unanimously resolved** that the Board had no objection to the following planning applications:-

PA22/01457/B - Demolition of existing garage and store and construction of new garage
- Thie Awin, Cronkbourne, Braddan, Isle of Man IM4 4QH

22/570 Planning Refusals

It was **unanimously resolved** that the Board would note the following planning refusal:-

PA22/01050/B - Alterations and erection of a two storey extension - Knock-Ey-Willyn,
West Baldwin, Isle of Man, IM4 5HB

Private

22/571 Tenancy Agreement for signing

It was **unanimously resolved** to approve the following tenancy agreements for signing:
Property 017 & Tenant 425.

22/572 Section 2

It was **unanimously resolved** to note the following items from Section 2:-

1. Rent Arrears

22/573 Any other Business

1. **Cronk Grianagh Estate:** The Chairman put forward correspondence from a concerned member of the public about the condition of the lower roads in the estate and the poor maintenance of the hedge separating the estate from Grianagh Park. The matter was to be passed to the Community Warden for investigation.
2. **Wallberry Mews car parking:** The Chairman advised that residents had raised their concerns to him about parking in the area. The matter was being examined by the Community Warden, but as the parking areas had been adopted by Highways, the Commissioners had no control on who could use them.
3. **Attendance Allowances:** Mr Scott advised that he had asked that it be raised at the Municipal Association when they meet Dr Allinson MHK, why the progression of the Local Government Amendment Bill 2021 through Tynwald had stalled. The new legislation would allow local authorities to determine themselves the amount of attendance allowances they wished to pay. It was his opinion that there is a considerable discrepancy between allowances paid to members of government committees and local authority politicians.

22/574 Date of Next Meeting

The date for the next meeting was set for:-

15 December 2022

There being no further business, the meeting ended at 5.12 pm

Signed

Date

15/12/22